



Total area: approx. 105.6 sq. metres (1137.0 sq. feet)

Restways
High Street
Gillingham
Dorset
SP8 4AA

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



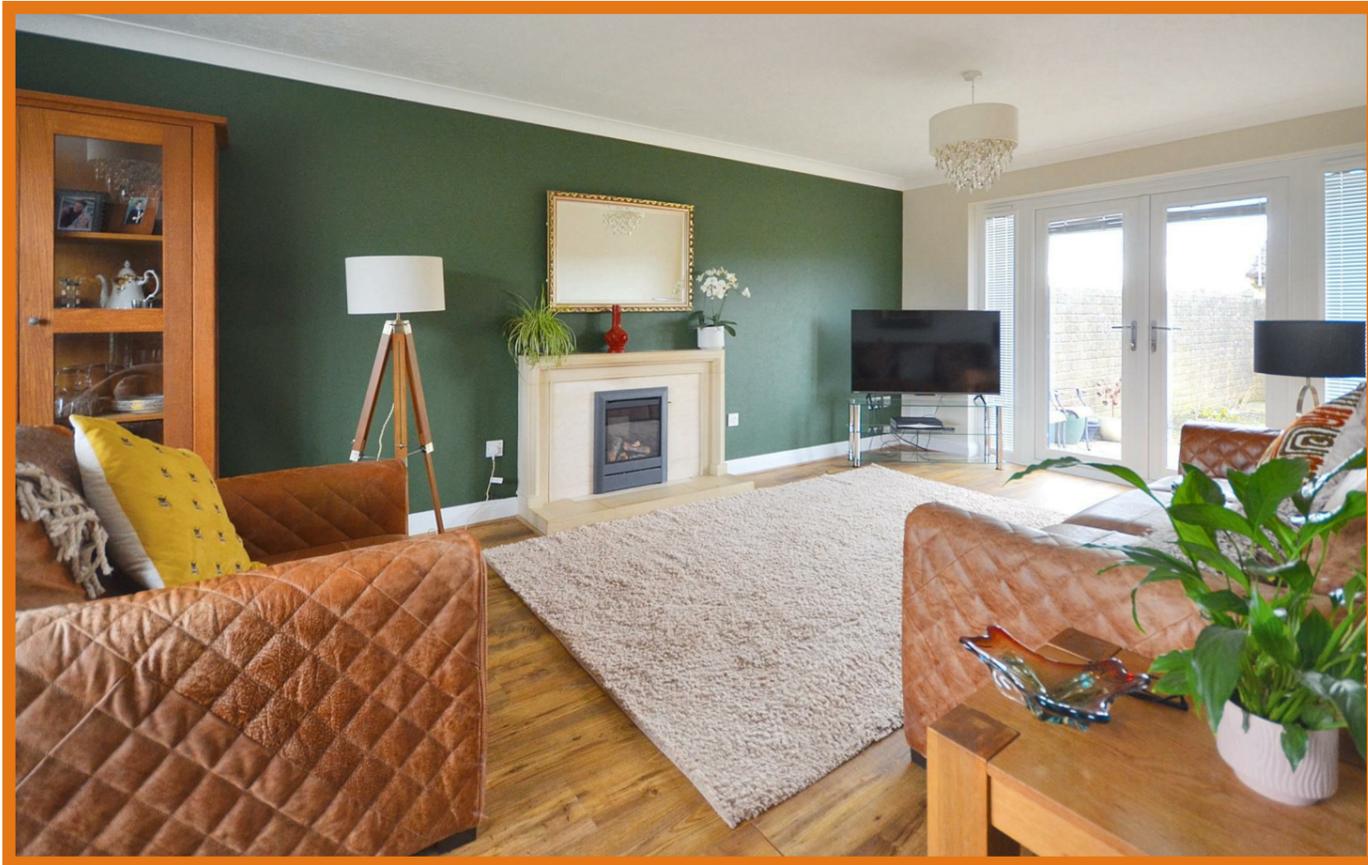
Foxglove Close
Gillingham

Asking Price
£525,000

DETACHED BUNGALOWTHREE GOOD SIZED BEDROOMS***DOUBLE GARAGE & PARKING***

A fabulous opportunity to purchase a delightful detached bungalow offering spacious accommodation with three double sized bedrooms, enjoying a good sized sunny garden and located in the sought after Wyke area of the town. The bungalow is situated in a popular residential area, close to some wonderful country and river side walks, as well as being within easy reach of the town centre and mainline train station. Gillingham provides well for everyday needs with a range of independent shops and chain stores, schooling for all ages, doctor and dentist surgeries and a variety of entertainment venues and takeaway outlets. The bungalow was built in the 1990s and over the last few years has been greatly improved with new flooring to the main reception areas, kitchen and bathroom, a stylish front door has been fitted as well as all internal doors being replaced, the bathroom has been fitted with a contemporary suite and the kitchen has been re-configured to provide a spacious area that benefits from new soft closing units and some built in appliances. In addition, new uPVC windows and double doors have been installed as well as redecoration. This lovely home has to be viewed to truly appreciate the size of the rooms together with the outside space and the location. An early viewing is strongly suggested to avoid missing out on the chance to own this very lovely home.

In brief, the inside accommodation consists of welcoming entrance hall with deep cloaks cupboard, large L shaped combined sitting and dining room with feature gas fire and kitchen with plenty of storage cupboards and some built in appliances. There is the main bathroom and three double sized bedrooms, two with built in wardrobes and the main bedroom having the advantage of an en-suite shower room. Outside, there is parking for two to three cars, double garage with light and power, front garden and a beautifully landscaped L shaped rear garden that enjoys a sunny and private aspect.



ACCOMMODATION

Inside

Entrance Hall

Composite front door with four inset glass panes and full height obscured glazed windows to either side opens into a light and welcoming entrance hall. Ceiling lights. Smoke detector. Access to the loft space. Coved. Central heating thermostat. Radiator. Power and telephone points. Cloak/storage cupboard with shelf and hanging rail. Airing cupboard housing the hot water cylinder, water softener and fitted with slatted shelf. Wood effect laminate flooring.

Sitting/Dining Room

6.58m" x 5.36m" (21'7" x 17'7")
Boasting a double outlook with window overlooking the front garden and double doors opening to the paved seating area to the rear. Ceiling lights. Coved. Two radiator. Power and television points. Feature fireplace with stone surround, limestone slip and hearth plus coal effect gas fire. Wood effect laminate flooring.

Kitchen

3.71m" x 4.70m" (12'2" x 15'5")
Window with tiled sill overlooking the rear garden and glazed door opening to the rear garden. Ceiling lights. Coved. Radiator. Power points. Television connection. Fitted with a range of soft closing, stylish, contemporary kitchen units consisting of deep drawers, one with a cutlery tray, two pull out racks and a double larder cupboard with shelves to either side of the American fridge/freezer. Double utility cupboard housing the wall mounted gas fired central heating boiler and space and plumbing for a washing machine. Good amount of wood effect work surfaces with matching upstand and tiled splash back and inset sink with swan neck mixer tap. Integrated dishwasher. Two built in electric ovens and induction hob with five plates, tiled splash back and extractor hood over. Wood effect laminate flooring.

Bedroom One

3.71m" x 3.81m" (12'2" x 12'6")
Window with outlook over the rear garden. Ceiling light. Coved. Radiator. Power, telephone and television points. Two built in double wardrobes with bi-folding mirror fronted doors, hanging rails and shelves. Door to the:-

En-Suite Shower Room

Obscured glazed window to the side elevation with deep tiled sill and shelf. Ceiling light. Extractor fan. Radiator. Tiled walls. Wall hung wash hand basin with mono tap and mirror plus shaver light/point over. Low level WC. Tiled shower cubicle with folding door. Vinyl flooring.

Bedroom Two

3.10m" x 3.51m" (10'2" x 11'6")
Window with view of the front garden. Ceiling light. Coved. Radiator. Power points. Built in double wardrobe with a hanging rail and shelf.

Bedroom Three

3.10m" x 2.97m" (10'2" x 9'9")
Window overlooking the front garden. Ceiling light. Radiator. Power points.

Bathroom

Obscured glazed window with deep tiled sill to the side elevation. Ceiling light. Coved. Extractor fan. Tiled walls. Fitted with a modern suite consisting of 'P' shaped bath with mixer tap and mains shower over, back to wall low level WC with dual flush facility and vanity wash hand basin with mono tap. Wood effect ceramic tiled floor.

Outside

Double Garage

5.66m" x 5.72m" (18'7" x 18'9")
The property is approached from the road onto a tarmac drive with space to park two to three cars and leads to the garages. Two up and over doors open to the garage, which has light and power, fitted with shelves and has rafter storage. Window to the rear and personal door to the side opening to the rear garden.

Gardens

The front garden is mostly laid to lawn with shrub beds and central path leading from the pavement to the front porch. There is also a paved path from the drive to the front and to the gate that opens to the rear garden. The rear garden has been beautifully landscaped and has paved seating areas, lawns and beds, which are well stocked with an abundance of shrubs, roses and flowers plus fruit trees and berry bushes. The garden is of a good size - slightly L shaped, enjoying excellent privacy and boasts a sunny aspect.

Useful Information

Energy Efficiency Rating D
Council Tax Band F
Gas Fired Central Heating
uPVC Double Glazing Throughout
Mains Drainage
Freehold
Recently Upgraded

Directions

From the Gillingham Office

Proceed down the High Street bearing right into Queen's Street. At the junction with Le Neubourg Way turn left. Take the next right into Cemetery Road which leads into Rollsbridge. Go past the open green and take the first turning right into Foxglove Close. Continue to the end and bear to the left where the property will be found on the left hand corner. Postcode SP8 4TW



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.